



# The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

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KERRY HEALEY  
LIEUTENANT GOVERNOR

ROBERT W. GOLLEDGE, JR.  
SECRETARY

October 11, 2006

## CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE NOTICE OF PROJECT CHANGE

PROJECT NAME : High Point Acres  
PROJECT MUNICIPALITY : Adams Road - Grafton  
PROJECT WATERSHED : Blackstone River  
EOEA NUMBER : 13037  
PROJECT PROPONENT : Adams Road Trust  
DATE NOTICED IN MONITOR : September 11, 2006

Pursuant to the Massachusetts Environmental Policy Act (G.L. c.30, ss. 61-62H) and Section 11.10 of the MEPA regulations (301 CMR 11.00), I have reviewed the Notice of Project Change (NPC) submitted on this project and determine that it **does not require** further MEPA review.

In the Supplemental EIR, the project consisted of the construction of 75 single-family homes with 19 affordable homes under the auspices of M.G.L., c. 40B (Comprehensive Permit). The Housing Appeals Committee (HAC) denied the town water alternative (for the reason that it would promote further development in the area) and instead required an on-site water supply. The proponent proposed an on-site community water supply, which was estimated to consume approximately 33,440 gallons per day (gpd) with 8 closely spaced community wells. On March 3, 2006, the Secretary determined that the Supplemental EIR was adequate.

This NPC was submitted for MEPA review on August 29, 2006. The proponent is proposing to construct a new 12-inch public water supply line for approximately 12,000 linear feet or 2.3 miles. From the Grafton Water District's (GWD) terminus line on Wesson Road, the proponent would construct the water line along Wesson Road to Old Westboro Road easterly to the Stoneybrook neighborhood and to Adams Road. From Adams Road to the south and to the project site, the proposed water line would supply the project and the surrounding residential areas with potable water. The water line will be installed entirely within the right-of-way of these above listed roadways. The Stoneybrook neighborhood is reporting methyl tertiary butyl ether (MtBE) contamination in some of the drinking water wells. The installation of the public water supply main would provide the residences with safe potable water.

The revised project may require a Distribution System Modification Permit from the Department of Environmental Protection (MassDEP). If the on-site water supply is used prior to the completion of the water main, the proponent must submit a Treatment System Permit Application to MassDEP. In its comment letter, MassDEP has stated that it will restrict the on-site water supply permit (BRP WS 15) to 33,430 gallons per day. The proponent has received its Chapter 40(B) Comprehensive Permit from the Housing Appeals Committee. On September 7, 2006, the Grafton Zoning Board of Appeals approved the proponent's request for a Project Change of the Comprehensive Permit. The Project Change approved the extension of the municipal water line to the project site. The project must comply with the National Pollution Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site. A Programmatic General Permit may be needed from the U.S. Army Corps of Engineers. The project will require Orders of Conditions from the Grafton Conservation Commission. The water line extension will also need an Order of Conditions for buffer zone impacts.

The proponent should revise the proposed Section 61 Finding as recommended by the Massachusetts Department of Conservation and Recreation (DCR) and provide a copy to the MEPA Office, DCR, and MassDEP. The date of the project's NPC site plan is September 20, 2006 (revision date).

Based on a review of the information provided by the proponent and after consulting with the permitting agencies, I find that the potential impacts of this project change do not warrant the preparation of a Supplemental EIR and can be addressed through the state and local permitting processes. I remind the proponent that its mitigation commitments in the Supplemental EIR must be implemented. No further MEPA review is required for the completion of the above project.

October 11, 2006  
DATE

  
Robert W. Gollidge, Jr.

cc: Paul Anderson, DEP/CERO  
Senator Edward M. Augustus, Jr.  
Representative George N. Peterson, Jr.

Comments received:

Daylor Consulting Group, 9/12/06  
Leo R. LaFlamme, Sr., 9/16/06  
Laura and James Coughlin, 9/18/06  
Mark and Susan McVey, 9/18/06  
Cheryl and Paul Cosman, Jr., 9/18/06  
Kathryn and Stephen Miller, 9/18/06  
Louis N. Schulze, Jr.  
Lauren and Joe Cruz, 9/18/06  
Tom and Carol Tellier, 9/18/06  
Kym Barlow, 9/18/06  
Liz and Jim Sullivan, 9/18/06  
Githa Viswanathan, 9/19/06  
Tim Barlow, 9/20/06  
Elizabeth K. Gallagher, 9/20/06  
Steven and Tracy May, 9/21/06  
Kathryn Laflamme, 9/21/06  
Douglas and Kimberly Broad, 9/23/06  
Daylor Consulting Group, 9/25/06  
Neil Rybicki, 9/26/06  
Daylor Consulting Group, 9/26/06  
Patrick C. Garner, Inc., 9/27/06  
MassDEP/CERO, 10/2/06  
DCR, 10/2/06

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SRP/WTG/wg